



SUPERB DESTINATION OPPORTUNITY.

GROWING CORRIDOR. MOVE-IN CONDITION.

920-539-7014
920-295-9884

FOR SALE ○ **\$1,250,000.**



4TH ST./COUNTY RD. T & HWY. 151 BYPASS FOND DU LAC, WI

June 2011

www.zacommercial.com

Uniquely Local. Unequaled Results.



This/the information found in this publication is deemed reliable, but not guaranteed.



OUTSTANDING BYPASS EXPOSURE. EXCEPTIONAL FLEX USE BUILD-OUT IN PLACE.

Class "A" Space in Every Way. Combines Strong Retail with Remarkable Office Setting.

Great opportunity to relocate your growing business into a modern facility - with all the features expected and more. Many flex-use possibilities in an up-and-coming corridor, long-term.

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Property Specifications

Property Details

Build-Out	Approx. 12,500 SF
Current Retail Setting	Retail/Office
Current Office Setting	Convenient Store/Cafe
Office Entrances	Multiple Layouts
Parking	3
Nearby Retail	Ample
Property Setting	Yes
	2.59 Acres

Current Retail Setting

Café Seating	Approx. 5,100 SF
Full Kitchen	Yes
Retail	Yes
Retail Store Amenities	Convenience Store
Restrooms	Wall Coolers/Isle Racking
	2

Current Office Setting

Main Entrance	Approx. 7,400 SF
Offices	Foyer
Break Room	Numerous Build-Outs
Conference Room	Yes
Restrooms	Yes
Other	4
	Large Basement Storage



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EASY ON-OFF HIGHWAY ACCESS. GROWING CORRIDOR TRAFFIC COUNT.

Class "A". Flexible. All Of Today's Modern Conveniences.

Superb opportunity to gain the space needed to execute your business in a modern setting . All the amenities necessary to execute the standards you've set for your business going forward.

Arrange a private showing today!

Office – Notable Features

- Several divisible Class "A" spaces available – From 1,200 to 6,000 SF
- Neatly appointed all-new space with build-out currently in place for immediate occupancy.
- Warm spacious work areas with plenty of natural light.
- From conference rooms to private offices, every aspect of this office environment is ready to accommodate your brand's need for a modern business setting.



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KITCHEN AND CAFÉ SETTING WITH NUMEROUS RETAIL VENUE OPPORTUNITIES.

Large, Well-designed Retail Space With Tremendous Kitchen Ready To Go.

From café and coffee to bistro and wine bar – a great opportunity awaits the next entrepreneur in this former convenient store /café space with all the elements to hit the road running as Fondy's next great destination.

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Retail – Notable Features

- Great café setting currently in place. Easily converted to a Bistro or restaurant environment.
- Premier kitchen build-out in every aspect.
- Former use accommodates to beer, wine, cheese cooler space and more.
- Isle retail shelving allows for numerous future retail opportunities in the food, specialty retail, organic concept, and more...



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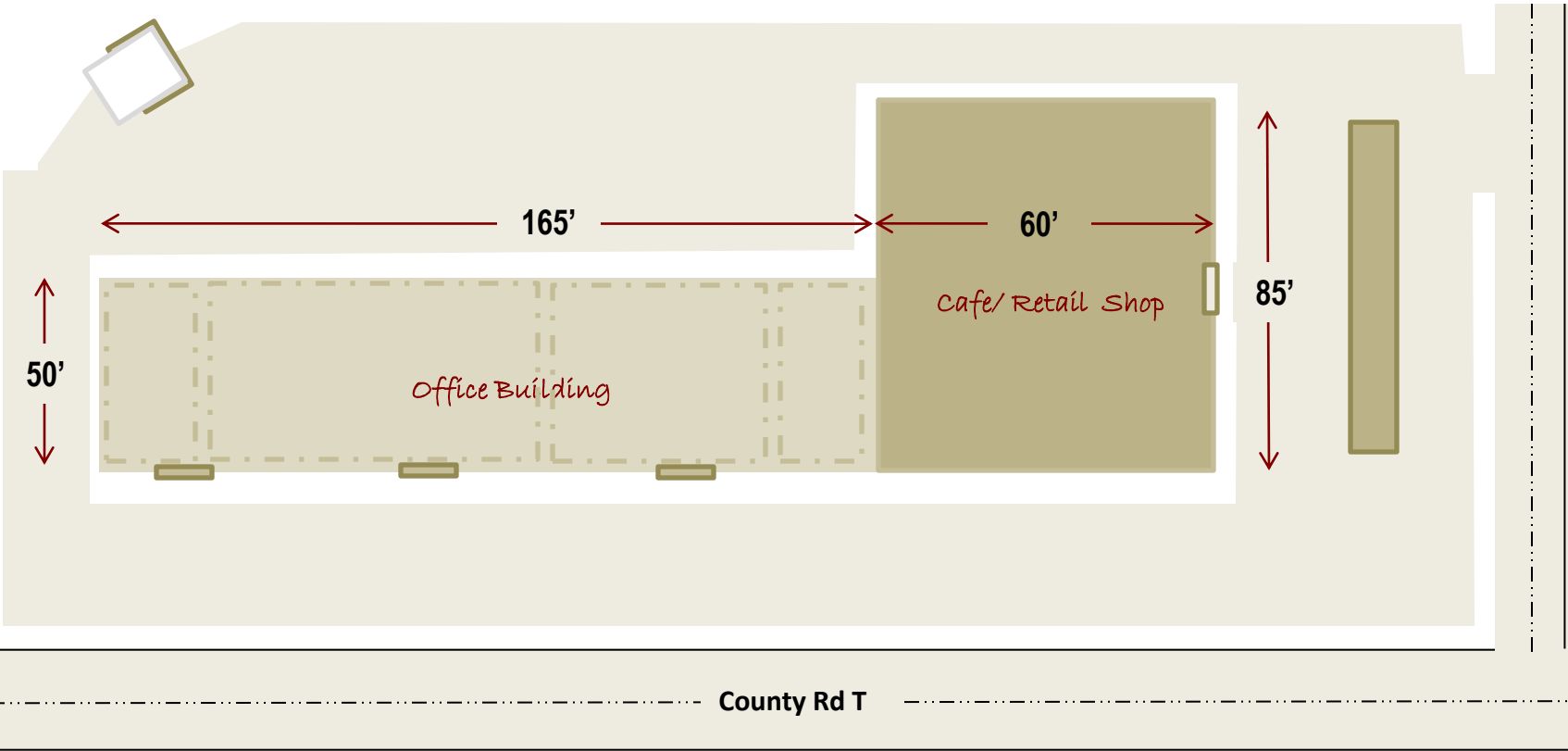
FLOOR PLAN.

Sample Only.

LOCATED AT 4TH ST./COUNTY RD. T & HWY. 151 BYPASS FOND DU LAC, WI

Architectoral Drawings Available.

Representative drawing only. Not to scale.





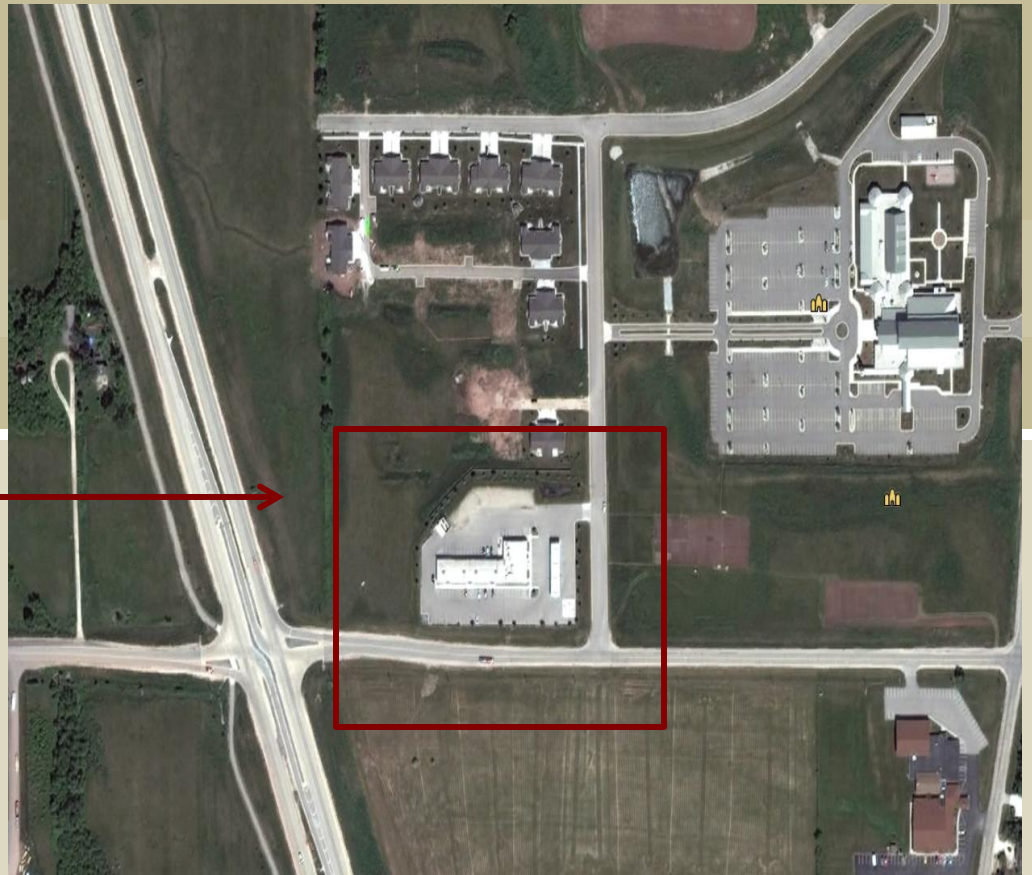
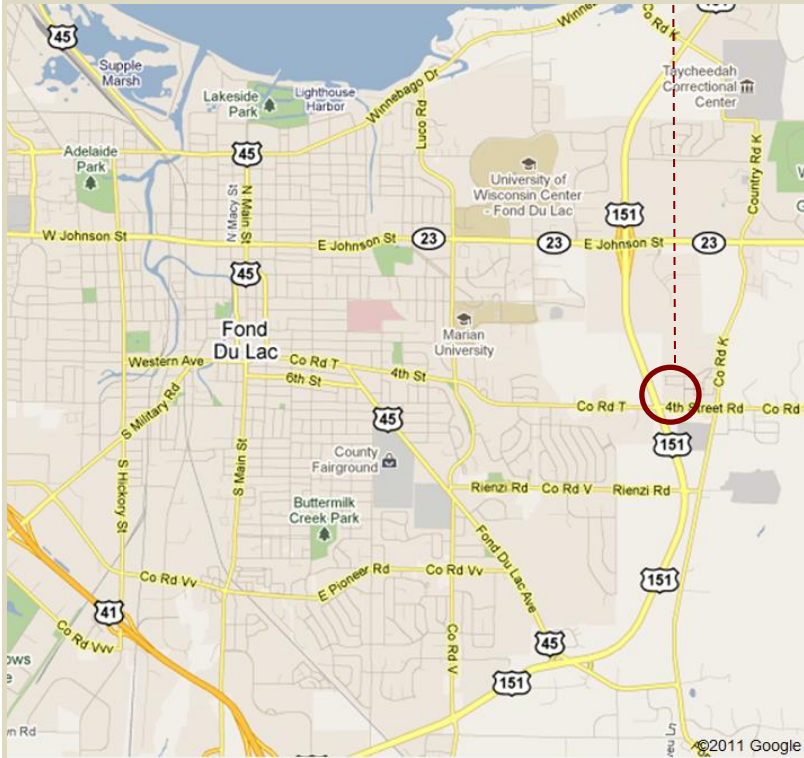
MAP.

Contact Alex or Tom today for
a personalized tour.

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